



ASANSOL DURGAPUR DEVELOPMENT AUTHORITY

(A Statutory Authority of the Government of West Bengal)
(Under Urban Development & Municipal Affairs Department)

1st Administrative Building,
City Centre,
Durgapur - 713216

Vivekananda Sarani, Sen-Raleigh Road,
Near Kalyanpur Housing More,
Asansol - 713305

Memo.No:- ADDA/ASL/1234/V/155/FL/NOC/4535

Date:- 17.11.2021

To,

SHREEJI BUILDERS & DEVELOPERS,

Partner: Satish Kr. Bagaria,
Amrasota, Raniganj - 713347,
Dist. Paschim Bardhaman.

Sub: Land-use NOC from ADDA for Commercial Housing Project (B+G+5 Storied), on LR Plot Nos. 3047, 3052 corresponding to Khatian No. 3938 with an area of 931.11 sq. mt. (23.0 Decimal) in Mouza Amrasota, J.L No. 18, P.S. Raniganj within Asansol Municipal Corporation at Raniganj, Dist. Paschim Bardhaman in pursuance of Sec. 46 of the West Bengal Town & Country (Planning and Development) Act. 1979.

Ref: Your Application No. P/4535 Dated 27-11-2019.

Sir,

With reference to the above this is to inform you that as per provision of LUDCP, this Authority is pleased to issue Development Permission for Commercial Housing Project (B+G+5 Storied), on the above quantum of land and locations mentioned above, subject to fulfillment of the following features & conditions.

For any type of construction, necessary approval of detailed Architectural/Structural drawings duly signed by Architect/Engineer, made as per Building Bylaws of the West Bengal Municipal (Building) Rules, 2007 is to be obtained from the Competent Authority.

Conditions:

1. As per Land Use norms no Industrial/Institutional/Commercial other than the Commercial Housing Project is allowed.
2. Concerned Urban Local Body or Rural Local Body should strictly comply to the area and this project permissible with the maximum Ground Coverage of 25.66 % and FAR of 1.65.
3. All Statutory clearance needs to be obtained for Residential Commercial Housing Project (B+G+5 Storied) from Competent Authorities.
4. This NOC does not include provision for assuring water supply for the above mentioned project. In case the project proposes to draw ground water or from any other sources, necessary permissions must be sought from the Competent Authority accordingly.
5. Necessary supply of Power is required to be obtained from the local Power Supply Agencies. Alternative sources of power must be assured for emergencies.
6. Proper adequate drainage is required to be prepared during land development and as per level survey of the area, submitted in this office so that adjacent plots are not adversely affected.
7. Necessary Fire Clearance is mandatory as per norms. Fire safety measures are required to be installed to avoid any mishap to the public life and property.

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(2)

8. Use of Fly Ash Bricks & Fly Ash as a constructional material, required to be mandatorily utilized in this project with. Ref to the Govt. order of ministry of Environment, Forest & Climate Change, GOI, vide memo no. DONO.9-8/2005-HSMD dated 28.04.2016.
9. 8% Organized open space should be maintained and Plantation of broad leaf evergreen trees (Preferable Fruit Trees) is mandatory.
10. Aviation Clearance is mandatorily required in case of highrise building as per norms of Airport Authority of India & Directorate of Air Traffic Management.
11. Garbage Vat is required to be provided within the project area, which is easily accessible to the inhabitants and the local bodies (Corporation, Municipalities etc.) as well.
12. Harvesting of Rainwater along with recharging pits in adequate number must be installed in the site to be self-sufficient.
13. Installation of Solar System for lightning etc. in all the shadow free areas within the project may be inducted to make the project energy efficient.
14. Provision of small S.T.P. must be there. Necessary permission from the Competent Authority may be obtained for the Outfall of such S.T.P.
15. The project must ensure the infrastructure of all public amenities and safety measures as and when required and as per Govt. Rules.
16. A copy of Completion Certificate of the project from the Competent Authority is required to be submitted in due time to this Authority.
17. Permission for conversion of land under the provision of WBLR Act must be obtained from the Competent Authority.
18. Arrangement of Ingress & outgress of the project area must be ensured and to be arranged by the project implement authority.

Yours faithfully,

Chief Executive Officer

Asansol Durgapur Development Authority

Memo No.

ADD/ASL/1234/10/2/ISS/FL/RCC/4535

Date: 17.11.2021

Copy forwarded with enclosure of drawings for kind information to the Commissioner,
Asansol Municipal Corporation at Raniganj, Dist. Paschim Bardhaman.

Chief Executive Officer

Asansol Durgapur Development Authority



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Memo.No!- A DDA / ASL / 1229 / V / ISS / FL / NOC / 4534

Date!- 17.11.2021

To,
SHREEJI BUILDERS & DEVELOPERS,
Partner: Satish Kr. Bagaria,
Amrasota, Raniganj - 713347,
Dist. Paschim Bardhaman.

Sub: Land-use NOC from ADDA for Commercial Housing Project (B+G+5 Storied), on LR Plot No. 3052 corresponding to Khatian No. 3938 with an area of 607.24 sq. mt. (15.0 Decimal) in Mouza Amrasota, J.L No. 18, P.S. Raniganj within Asansol Municipal Corporation at Raniganj, Dist. Paschim Bardhaman in pursuance of Sec. 46 of the West Bengal Town & Country (Planning and Development) Act. 1979.

Ref: Your Application No. P/4534 Dated 27-11-2019.

Sir,

With reference to the above this is to inform you that as per provision of LUDCP, this Authority is pleased to issue Development Permission for Commercial Housing Project (B+G+5 Storied), on the above quantum of land and locations mentioned above, subject to fulfillment of the following features & conditions.

For any type of construction, necessary approval of detailed Architectural/Structural drawings duly signed by Architect/Engineer, made as per Building Bylaws of the West Bengal Municipal (Building) Rules, 2007 is to be obtained from the Competent Authority.

Conditions:

1. **As per Land Use norms no Industrial/Institutional/Commercial other than the Commercial Housing Project is allowed.**
2. Concerned Urban Local Body or Rural Local Body should strictly comply to the area and this project permissible with the maximum **Ground Coverage of 26.57 %** and **FAR of 1.56**.
3. All Statutory clearance needs to be obtained for Residential Commercial Housing Project (B+G+5 Storied) from Competent Authorities.
4. This NOC does not include provision for assuring water supply for the above mentioned project. In case the project proposes to draw ground water or from any other sources, necessary permissions must be sought from the Competent Authority accordingly.
5. Necessary supply of Power is required to be obtained from the local Power Supply Agencies. Alternative sources of power must be assured for emergencies.
6. Proper adequate drainage is required to be prepared during land development and as per level survey of the area, submitted in this office so that adjacent plots are not adversely affected.
7. Necessary Fire Clearance is mandatory as per norms. Fire safety measures are required to be installed to avoid any mishap to the public life and property.

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9. 8% Organized open space should be maintained and Plantation of broad leaf evergreen trees (Preferable Fruit Trees) is mandatory.
10. Aviation Clearance is mandatorily required in case of highrise building as per norms of Airport Authority of India & Directorate of Air Traffic Management.
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18. Arrangement of Ingress & outgress of the project area must be ensured and to be arranged by the project implement authority.

Yours faithfully,

Chief Executive Officer

Asansol Durgapur Development Authority

Memo No.

ADDA/ASL/1229/(1)/V/ISS/FY/2021/4534

Date: 17.11.2021

Copy forwarded with enclosure of drawings for kind information to the Commissioner, Asansol Municipal Corporation at Raniganj, Dist. Paschim Bardhaman.

Chief Executive Officer

Asansol Durgapur Development Authority

Anirash Sukharuwalla
alias Anirash Kumar Sukharuwalla

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SCHEDULE

In the Dist. Paschim Bardhaman, Sub-division Asansol, under P.S. Raniganj A.D.S.R. Office Raniganj, **Mouza- Amrasota J.L.No. 18**, all that piece and parcel of lands, properties, hereditaments and appurtenances with all easements rights attached thereto appertaining to; **R.S. Khatian No. 93**, Corresponding to **L.R. Khatian No. 3851 (Three Thousand Eight Hundred Fifty One)** bearing **R.S.Plot No. 1294 (One Thousand Two Hundred Ninety Four)**, Corresponding to **L.R.Plot No. 3052 (Three Thousand Fifty Two)**, Class of land "**Baid**" at present fit for Bastu, measuring an area **02 (Two) Katha 01 (One) Chhattak 22 (Twenty Two) Sq.Ft. or 0.0345 (Zero Point Zero Three Four Five) Acre or 3.45 (Three Point Four Five) Decimal of residential vacant land hereby sold**, with all easement rights to use **24 ft. wide kuchha proposed road**. The property hereby sold is shown and delineated by **Red Hutch Mark** in the Plan annexed hereto, which do form a Part of this deed. Rayat Dakhali Swatiya.

The property hereby sold is being butted and bounded as follows:-

On the North:: R.S.Plot No. 1294,
On the South:: R.S.Plot No. 1294,
On the East :: R.S.Plot No. 1294
On the West :: 24ft. wide Road

The proportionate annual ground rents is payable to the Govt. of West Bengal through the B.L.& L.R.O., Raniganj, Dist Paschim Bardhaman.

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